

## PLANNING BOARD MEMBERS

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Chair

WILLIAM J. CREMERS  
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## PLANNING BOARD OFFICE TOWN OF SOUTHOLD

# PUBLIC MEETING AGENDA

JULY 11, 2016  
6:00 p.m.

## SETTING OF THE NEXT PLANNING BOARD MEETING

Board to set Monday, **August 8, 2016** at **6:00 p.m.** at the Southold Town Hall, Main Road, Southold, as the time and place for the next regular Planning Board Meeting.

## SUBDIVISIONS

### Sketch Plat Extensions:

**Baxter, William J., Jr.** - This proposal is a Standard Subdivision of a 2.38 acre parcel into 4 lots where Lot 1 = 0.62 acres, Lot 2 = 0.63 acres, Lot 3 = 0.62 acres and Lot 4 = 0.52 acres, in the Hamlet Business Zoning District. The property is located at 260 Griffing Street, on the northeast side of Griffing Street, approximately 402' west of the Main Road, in Cutchogue. SCTM#1000-102-5-9.4

### Final Plat Determinations:

**Roy Reeve & Raymond Nine** - This proposed Lot Line Change will transfer 0.21 acres from SCTM#1000-114-11-22.2 to SCTM#1000-114-11-9.6. SCTM#1000-114-11-9.6 will increase from 0.83 acres to 1.04 acres; SCTM#1000-114-11-22.2 will decrease from 1.10 acres to 0.89 in the HB and R-40 Zoning Districts. The properties are located at 13400 NYS Route 25 & 855 New Suffolk Avenue, approximately 478' east of Love Lane, in Mattituck.

**OTHER:****Park & Playground Finding:**

**Martz, Theodore C., Jr.** - This proposal is for a Standard Subdivision of a 1.62 acre parcel into two lots where Lot 1 equals 0.71 acres and Lot 2 equals 0.92 acres, located in the R-40 Zoning District. The Zoning Board of Appeals granted an Area Variance to allow for Lot 1 to be less than 40,000 sq. ft. The property is located at 555 Broadwaters Road, approximately 80' west of Wunneweta Road, Cutchogue. SCTM#1000-104-12-6.1

**SUBDIVISIONS - STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)****SEQRA Determinations:**

**Roy Reeve & Raymond Nine** - SCTM#1000-114-11-9.6 & 22.2.

**SITE PLANS****Approval Extensions:**

**Brewer Yacht Yard Pavilion 2007** - This Amended Site Plan is for a new accessory 45' x 25' open air pavilion on a 9.6-acre parcel in the Marine II Zone. The property is located on the corner of Manhasset Avenue and Sandy Beach Road, known as 500 Sandy Beach Road, in Greenport. SCTM#1000-43-3-2

**Set Hearings:**

**Verizon Wireless at MGH Enterprises** - This Amended Wireless Communications Application is for a proposed 20 ft. pole extension to an approved 70 ft. high concealment pole for a Verizon Wireless co-location of an interior mounted antenna between 70' and 90' above ground level, a 10 kw diesel generator with sound enclosure, associated ground equipment and additional landscaping. There are ±3,924 sq. ft. of existing buildings including a restaurant, marina and associated accessory structures, all on 4.7 acres in the Marine II Zoning District. The property is located at 40200 NYS Route 25, ±345' s/w/o Lands End Rd. & NYS Rt. 25, Orient. SCTM#1000-15-9-8.1

**Terp Retail** - This proposed Site Plan is for the demolition of an existing 2,108 sq. ft. building and the construction of an 81' x 68' (5,537 sq. ft.) building with five (5) retail stores where there exists a ±10,000 sq. ft. retail building on 1.35 acres in the Hamlet Business Zoning District. The property is located at 28145, 28195 & 28205 NYS Route 25, ±130' n/e/o Griffing Street & NYS Rt. 25, Cutchogue. SCTM#1000-102-5-3, 4 & 9.6

## SITE PLANS - STATE ENVIRONMENTAL QUALITY REVIEW ACT

### SEQRA Type Classifications:

Verizon Wireless at MGH Enterprises - SCTM#1000-15-9-8.1.

Terp Retail - SCTM#1000-102-5-3, 4 & 9.6.

### SEQRA Determinations:

Sports East Fitness Club - This Site Plan is for a proposed multi-sport membership club consisting of an outdoor soccer field and five (5) tennis courts, a 150' x 550' (82,500 sq. ft.) building to include a pool, basketball court, soccer field and space for physical fitness activities with 224 parking spaces on 20.8 acres in the R-80 Zoning District. The property is located at 9300 NYS Route 25, ±141' s/w/o Sigsbee Road & NYS Route 25, Mattituck. SCTM#1000-122-7-9

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## PUBLIC HEARINGS

6:01 p.m. - Fishers Island Club Additions: This Amended Site Plan is for the proposed addition of 10,471 sq. ft. to expand the existing use areas within the club house and increase the existing 14,270 sq. ft. Fishers Island Country Club to 24,741 sq. ft., including the addition of 28 parking stalls and a new sanitary system on 12.3 acres in the R-120 Zoning District. The property is located ±820' s/w/o East Main Road & East End Road, Fishers Island. SCTM#1000-4-6-9

6:02 p.m. - Fox Lane Residences: This proposed Site Plan is for the construction of four (4) tenant-occupied affordable housing units in three structures: two at 1,282 sq. ft., one at 1,784 sq. ft., and one at 507 sq. ft. on 0.75 acres in the AHD Zoning District. The property is located ±350' n/w/o Fox Lane & Whistler Avenue, Fishers Island. SCTM#1000-12-1-1.2

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## APPROVAL OF PLANNING BOARD MINUTES

Board to approve the minutes of: **June 6, 2016.**